

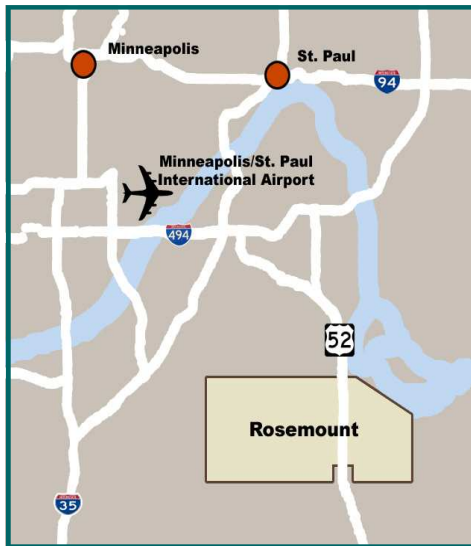


# ROSEMOUNT

SPRIT OF PRIDE AND PROGRESS

## COMMUNITY INFORMATION

**The City of Rosemount** is conveniently located 15 miles south of the Twin Cities metropolitan area. With land area of nearly 36 square miles, Rosemount residents enjoy the advantages of living in a community with an atmosphere of both a small town and a large metropolitan city. Unusual for a city of its size, Rosemount combines industry, agriculture, and agricultural research with a rapidly growing residential community providing an excellent environment in which to live and work.



### Access to Transportation

- Four-lane Highway 52 runs through Rosemount.
- 10 miles from Interstate 35 via County Road 46.
- 8 miles to Minneapolis-St. Paul International Airport.
- Rail access within city limits.

	Rosemount	Metro	State
Population	22,384 <sup>3</sup>	3,154,469 <sup>1</sup>	5,303,925 <sup>1</sup>
In Labor Force <sup>2</sup>	76%	72.8%	71%
Number Households	7,739 <sup>3</sup>	1,117,749 <sup>1</sup>	2,094,265 <sup>1</sup>
Median Household Income <sup>2</sup>	\$80,841	\$64,689	\$57,439
Bachelors degree or higher <sup>2</sup>	41.1%	38.0%	31.9%
Average Commute to Work <sup>2</sup>	26.6 min	29.7 min	22.8 min

SOURCE: <sup>1</sup>2010 U.S. Census; <sup>2</sup>2009-11 American Community Survey; <sup>3</sup>Metropolitan Council of the Twin Cities 2012 Estimate

### Why Rosemount?

- Population increased by half, 2000-2010.
- Households were estimated at 7729 for 2012. Rosemount is also home to more than 300 businesses.
- Of 36 square miles in City borders, about one-third is developed.
- University of Minnesota is designing UMore Park in Rosemount and the neighboring township that will bring 20,000 - 30,000 additional residents in the next 25 - 30 years.
- City Council has directed staff to expedite planning decision making to support economic development.

### City of Rosemount

2875 145th Street West  
Rosemount, MN 55068-4997  
[www.ci.rosemount.mn.us](http://www.ci.rosemount.mn.us)

### Kim Lindquist

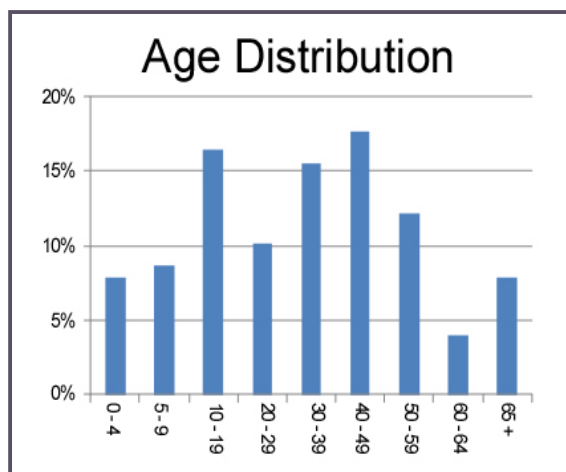
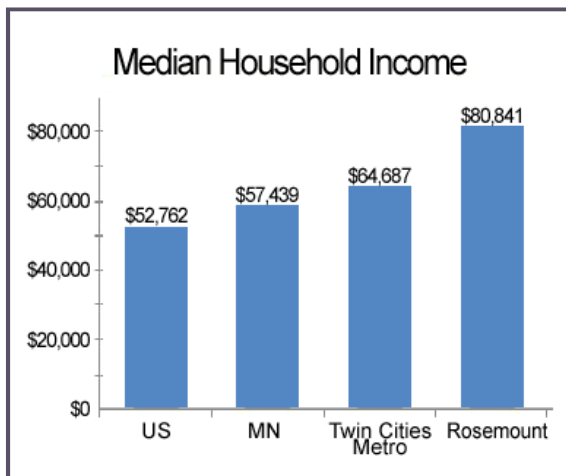
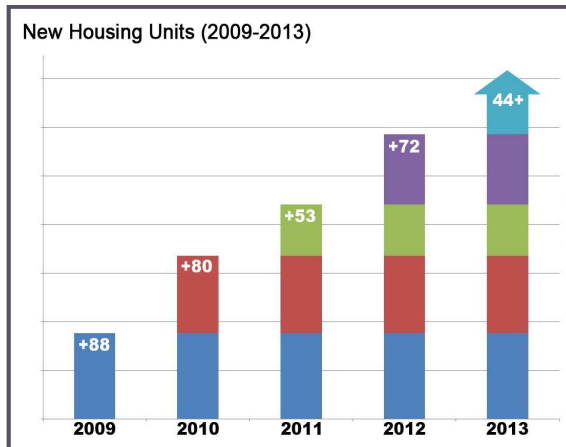
Community Development Director  
[kim.lindquist@ci.rosemount.mn.us](mailto:kim.lindquist@ci.rosemount.mn.us)  
651-322-2020



# ROSEMOUNT

SPRIT OF PRIDE AND PROGRESS

## ECONOMICS & DEMOGRAPHICS



**The City of Rosemount** has a high median income relative to the state average, a highly educated workforce, and the second highest median house value compared to all communities in Dakota County.

### Why Rosemount?

- Household size is larger than the metropolitan average with 2.88 persons per household.
- The community is young, with 33% of the population under 20 years of age. More than half the City is under 40 years of age.
- The median income of Rosemount households is 41% greater than the state and 25% greater than the Metro at \$80,841.
- Over 75% of the adult population participates in the labor force, creating disposable income for shopping and services.
- Rosemount residents are highly educated, with 51% of adults having some college education.
- Over 240,000 potential consumers within 5 mile radius of City.

*Total household spending is expected to exceed \$525 million in 2013.*

### Demographics of the Market

	1 mile <sup>3</sup>	3 miles <sup>3</sup>	5 miles <sup>3</sup>
Population <sup>1</sup>	5,440	37,378	95,383
Median HHI <sup>2</sup>	\$55,216	\$75,508	\$76,836
Households <sup>1</sup>	2,157	13,692	33,854
Employees <sup>1</sup>	1,961	5,262	21,606
Average HH Size <sup>1</sup>	2.52	2.73	2.82

Sources: <sup>1</sup> Applied Geographic Solutions, 2013, <sup>2</sup> Esri Community Analyst, 2012, <sup>3</sup> From intersection of Hwy 3 and County Road 42.

"Demand was calculated for an additional 1.3 to 1.7 million square feet of commercial space in Rosemount from 2008 to 2030... Rosemount is currently underserved by retail when calculated on a retail space per household basis. Thus, we project that almost half this commercial demand could occur by 2015."

— A Market Study for Commercial and Industrial Space in Dakota County, MN, Maxfield Research Inc., 2008.



# ROSEMOUNT

**SPIRIT OF PRIDE AND PROGRESS**

## BUSINESS ENVIRONMENT

### Why Rosemount?

- Business park land is located just 20 minutes away from Minneapolis / St. Paul (MSP) International Airport. Business sites have direct access to St. Paul in the north and Rochester in the south from State Highway 52, and to Minneapolis from I-35 via County Road 46.
- The Rosemount Business Park is designated a **"Shovel-Ready Site"** by the State of Minnesota, one of only 15 in the state.
- Education attainment levels in Rosemount are high with 51% of residents having college degrees and 95.6% having high school diplomas.
- The City has an economic development partnership with the University of Minnesota, highlighting the UMore property and its future sustainable Business Park. **UMore Park** is 5,000



**UMORE**  
Development LLC

acres of landholdings of the University of Minnesota that currently is used for agricultural research but is scheduled to become a new development with up to 30,000 new residents and over 500 acres of business and commercial ventures.

- Businesses can obtain a customized training program and a supply of trained workers through **Dakota County Technical College**, part of Minnesota's state college system.
- Rosemount and the Twin Cities Metro have low utility rates compared with other metropolitan areas. The City Council has lowered the City's tax levy in the last three years.
- In 2004 the City Council recommitted to redevelopment of the historic Downtown. In the six-block Downtown, located on Hwy 3 (14,300 ADT), there are redevelopment sites and space for lease.



**DAKOTA COUNTY**  
TECHNICAL COLLEGE



- Starting in 2013 the City of Rosemount began hosting free business consulting once per month through **Open to Business**.
- Public transportation is provided by Minnesota Valley Transit Authority. The City recently provided land for the building of a Park & Ride in the Downtown area.
- City recently incorporated Online Business Incubator into their website.

### Rosemount's Industrial Community

AAA Auto Salvage Inc.  
Bay & Bay Transfer Co.  
Bergari Solutions  
CF Industries  
CHS Transportation  
Dakota Unlimited, Inc.  
DPC Ind.  
Endres Processing LLC

Fleet Parking & Logistics Inc.  
Flint Hills Resources  
Geometrix Co.  
Greif Bros. Corp.  
Intellifeed  
Hawkins Inc.  
MRCI  
Phil's Body Shop

Origination (O2D)  
Preventive Care Inc.  
Proto Labs  
Rosemount Clean Energies  
SKB Environmental Inc.  
Spectro Alloys  
Vic's Crane & Heavy Haul  
Walbon & Company

### City of Rosemount

**Kim Lindquist**

Community Development Director  
kim.lindquist@ci.rosemount.mn.us  
Phone: 651-322-2020